

NINETEENTH JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA

DOCKET NO.: \_\_\_\_\_

DIV./SEC. NO.: \_\_\_\_\_

STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT

VERSUS

KENNETH MATTHEWS, ET AL

FILED: \_\_\_\_\_

\_\_\_\_\_  
CLERK OF COURT

---

PETITION FOR EXPROPRIATION

---

The petition of the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, ("Petitioner"), legal successor to the Department of Highways, created and organized under the laws of the State of Louisiana, with its domicile in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, with respect, represents that:

1.

KENNETH MATTHEWS and BRENDA FAYE M. ROBERTSON are the defendants herein ("Defendants").

2.

The STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, proposes to construct in the Parish of East Baton Rouge a certain project designated as State Project No. H.004100, I-10: LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, State Route: I-10, which project is more fully described by a Certificate of Authorization to Expropriate, approved by the Secretary of the Department of Transportation & Development on March 17, 2023, which declares that it is necessary and useful to take immediately the hereinafter described property for highway purposes, a certified copy of said Certificate of Authorization to Expropriate being marked "Exhibit P-1," attached hereto and

made a part hereof.

3.

The construction of said project will be greatly conducive to public interest, convenience and safety, and will be an important improvement to the State Highway System.

4.

Petitioner has surveyed the right of way and laid out the centerline thereof for said project as the same will exist after said project is completed, and the width of the right of way has been fixed by the Chief Engineer of the Department of Transportation and Development, as shown by the Certificate of the Chief Engineer marked "Exhibit P-2," annexed hereto and made a part hereof.

5.

Included within the right of way required for said project is certain property believed to be owned by Defendants, required in full ownership, and described as follows, to-wit:

One (1) certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 50, Township 7 South, Range 1 West, Greensburg Land District, identified as Parcel No. 5-2, on a white print of a plat of survey, consisting of Sheet No. 5, made by Carl A. Jeansonne, Registered Land Surveyor, dated August 8, 2022, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey.

**REQUIRED IN FULL OWNERSHIP**

**PARCEL NO. 5-2:**

From a point on the centerline of State Project No. H.004100, at Highway Survey Station 216+51.54, proceed S73°31'00"W a distance of 196.20 feet to the point of beginning; thence proceed S01°47'58"E a distance of 25.70 feet to a point and corner; thence proceed N49°04'49"W a distance of 81.67 feet to a point and corner; thence proceed N01°47'58"W a distance of 6.29 feet to a point and corner; thence proceed S60°50'08"E a distance of 69.97 feet to the point of beginning. All of which comprises Parcel 5-2 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 959.7 square feet or 0.022 acres.

6.

This property is outlined in red on a plat of survey marked "Exhibit P-3", in globo, annexed hereto and made a part hereof.

7.

This property is a portion of a larger tract believed to be owned by Defendants.

8.

There are no buildings situated wholly or partially upon the above-described property, and there are no improvements situated wholly or partially upon the above-described property.

9.

The location and design of the improvements proposed by said project are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public, as shown by the Certificate on Location and Design marked "Exhibit P-4", annexed hereto and made a part hereof.

10.

In order to construct said project in a manner and mode conducive to the public interest, convenience and safety, it is necessary that Petitioner acquire in full ownership the described property, subject to the mineral reservation set forth below, which property Petitioner has attempted to acquire amicably but has been unable to do so.

11.

Therefore, it is necessary for Petitioner to expropriate in full ownership the above-described property, subject to the mineral reservation set forth below.

12.

The expropriation of the full ownership of the property described above shall be made subject to the reservation in favor of the owner of all oil or gas located under the property described above, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease.

13.

The just compensation to which Defendants are entitled, being the compensation for the full ownership of the above-described property, subject to the mineral reservation set forth herein, has been estimated to be the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars, as shown by the written Certificates of Estimate of Compensation marked "Exhibit P-5A" and "Exhibit P-5B."

14.

Petitioner is entitled to expropriate the full ownership of the above-described property, subject to the mineral reservation set forth herein, in a manner authorized by Article 1, Section 4 of the Constitution of the State of Louisiana for the year 1974, and Title 48 of the Louisiana Revised Statutes of 1950, Sections 441 to 460, inclusive as amended and reenacted.

15.

Petitioner is entitled to a trial by jury as authorized by Title 48 of the Louisiana Revised Statutes, Section 451.2, as amended and reenacted.

16.

Petitioner desires to utilize the cash deposit authorized by Article 1734.1 of the Louisiana Code of Civil Procedure and desires that the amount of the deposit be fixed as required by law.

17.

Petitioner requests written notice at least thirty (30) days prior thereto of any trial, motion or other proceeding scheduled to come before this Honorable Court in this lawsuit in accordance with Article 451 of Title 48 of the Louisiana Revised Statutes, and also requests notice of any interlocutory or final order, decree or judgment rendered and signed in this lawsuit as provided by the Louisiana Code of Civil Procedure.

18.

The portion of State Route LA I-10 to be constructed under said State Project No. H.004100, also known as LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, will be a controlled-access facility, and no person will have any right of

access to, from or across such facility to or from abutting lands except at the designated points at which access is permitted upon the terms and conditions specified from time to time, and upon the service, frontage or access roads provided, as more fully shown on "Exhibit P-3", in globo, attached hereto.

WHEREFORE, Petitioner prays that an Order issue herein directing Petitioner to deposit in the Registry of this Court the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars for payment to the person or persons entitled thereto, and declaring that the full ownership of the above-described property, subject to the mineral reservation set forth herein, has been taken for highway purposes as of the time such deposit is made for project LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, being State Project No. H.004100, which will be a controlled-access facility with no right of access to, from or across said facility to or from abutting lands except at the designated points at which access is permitted upon the terms and conditions specified from time to time and upon the service, frontage or access roads provided, as more fully shown on "Exhibit P-3", in globo, attached hereto.

Petitioner further prays that said Order directs Defendants to surrender to Petitioner possession of said property.

Petitioner further prays that the Order of Expropriation in this matter be recorded in the conveyance records of East Baton Rouge Parish.

Petitioner further prays that Notice of this expropriation be issued and served upon Defendants, KENNETH MATTHEWS and BRENDA FAYE M. ROBERTSON, together with a certified copy of this Petition, the Order of Expropriation of this Court, and the Receipt of the Clerk of Court for the deposit made, according to law.

Petitioner further prays that this matter be tried by jury and that it be allowed to utilize the cash deposit authorized by LA C.C.P. Article 1734.1.

Petitioner further prays that it be served with written notice of any trial, motion or other proceeding scheduled before this Honorable Court in accordance with LA R.S. 48:451, and that it be served with notice of any interlocutory or final order, decree or judgment rendered and signed

as provided by the Louisiana Code of Civil Procedure.

Petitioner further prays that upon a final hearing there be judgment herein in favor of Petitioner fixing the amount of just compensation at a sum not to exceed Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars.

Respectfully submitted,

LOUISIANA DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT  
OFFICE OF THE GENERAL COUNSEL

By:   
Of Counsel

Virginia E. Pugh (#24406)  
1201 Capitol Access Road (70802)  
P. O. Box 94245  
Baton Rouge, LA 70804-9245  
Telephone: (225) 242-4617  
Fax: (225) 242-4691  
Email: [virginia.pugh@la.gov](mailto:virginia.pugh@la.gov)  
*Attorney for LA DOTD*

**PLEASE SERVE:**

**KENNETH MATTHEWS**  
1364 Havenwood Dr.  
Baton Rouge, LA 70815;

**BRENDA FAYE M.  
ROBERTSON**  
1364 Havenwood Dr.  
Baton Rouge, LA 70815

**CERTIFICATE OF AUTHORIZATION TO EXPROPRIATE**

The Department of Transportation and Development contemplates and plans to construct certain projects for the improvement of various highways throughout the State of Louisiana.

The project presently planned by the Department of Transportation and Development is hereinafter set forth:

---

**STATE PROJECT NO. H.004100  
I-10: LA 415 TO ESSEN LANE ON I-10 & I-12  
ROUTE LA I-10  
WEST AND EAST BATON ROUGE PARISH**

---

State Project Number H.004100 provides for drainage structures, grading bridges, class II base course, portland cement concrete pavement, asphalt concrete pavement, roundabout, retaining walls, soundwalls, permanent signing and striping, lighting, and earthwork, on I-10 in East Baton Rouge Parish, as follows:

Beginning I-10 at approximate Highway Survey Station 427+31.00, then proceed in a southeasterly direction to end at approximate Highway Survey Station 437+63.65.

Beginning I-10 at approximate Highway Survey Station 201+14.71, then proceed in a southeasterly direction to end at approximate Highway Survey Station 430+00.00.

Beginning Acadian Thwy. at approximate Highway Survey Station 50+95.00, then proceed in a northerly direction to end at approximate Highway Survey Station 71+00.00.

Beginning Nairn Dr. at approximate Highway Survey Station 40+00.00, then proceed in a northerly direction to end at approximate Highway Survey Station 60+00.00.

Bridge Site I-10, is between the following Highway Survey Stations: approximate Highway Survey Station 427+31.00 and Highway Survey Station 241+68.22.

Bridge Site I-10 over City Park Lake, is between the following Highway Survey Stations: approximate Highway Survey Station 261+63.19 and Highway Survey Station 270+00.38.

Bridge Site I-10 Perkins to Acadian, is between the following Highway Survey Stations: 289+38.66 and Highway Survey Station 320+75.66.

Bridge Site Acadian Thruway, is between the following Highway Survey Stations: approximate Highway Survey Station 59+06.10, and Highway Survey Station 60+05.63.

Bridge Site Nairn Dr. over I-10, is between the following Highway Survey Stations: approximate Highway Survey Station 47+06.00 and Highway Survey Station 52+94.00.

Bridge Site I-10 at College Dr., is between the following Highway Survey Stations: approximate Highway Survey Station 350+73.00 and Highway Survey Station 358+42.00.

Bridge Site I-10 EB at Ward Creek, is between the following Highway Survey Stations: approximate Highway Survey Station 403+31.31 and Highway Survey Station 405+04.74.

The total roadway length is approximately 3.263 miles, and the total bridge length is approximately 2.025 miles, for an overall project length of approximately 5.288 miles.

The construction of the above-described project will be conducive to the public interest, convenience and safety and will enable the Department of Transportation and Development to properly fulfill the functions imposed upon it by law.

The proper construction of said described project is dependent upon the acquisition of the rights of way as fixed by the Chief Engineer, Office of Engineering, for the said project and such other rights as may be appurtenant thereto.

It is necessary and useful to take, by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, which are needed for the proper construction of said project.

Pursuant to the authority vested in me by the provisions of La. R.S. 36:501 et seq., and La. R.S. 48:11 et seq., as Secretary of the Department of Transportation and Development, it is necessary and useful to take and, as required by La. R.S. 48:442(3)(a), I hereby approve and authorize the Department of Transportation and Development to take by expropriation for highway purposes and in the manner provided by law, in servitude or in full ownership, the property and property rights not otherwise acquired, and which are needed for the proper construction of State Project No. H.004100, I-10: LA 415 to Essen Lane on I-10 & I-12, Parish of West and East Baton Rouge Parish.

Baton Rouge, Louisiana, this 17<sup>th</sup> day of March, 2023.



ERIC KALIVODA  
SECRETARY  
DEPARTMENT OF TRANSPORTATION  
AND DEVELOPMENT

The custodian of official records of the Department of Transportation and Development of the State of Louisiana certifies under the provisions of R.S. 13:3712 and Chapter 9 of the Louisiana Code of Evidence that the attached 2 page(s) is(are) a true and correct copy (copies) of the original(s).



CERTIFICATE  
OF THE  
CHIEF ENGINEER

I hereby certify that I have fixed the right of way required to construct STATE PROJECT NO.  
H.004100, F.A.P. NO. H004100, I-10: LA 415 TO ESSEN LANE ON I-10 AND I-12, PHASE 1:  
WEST OF WASHINGTON STREET TO ESSEN LANE, FINAL R/W AND C OF A, ROUTE LA  
I-10, WEST AND EAST BATON ROUGE PARISH, in a manner sufficient in my judgment to  
provide presently and in the future for the public interest, safety and convenience.



CHAD WINCHESTER, P.E.  
DOTD CHIEF ENGINEER

11/14/23  
DATE

Final Right of Way Map

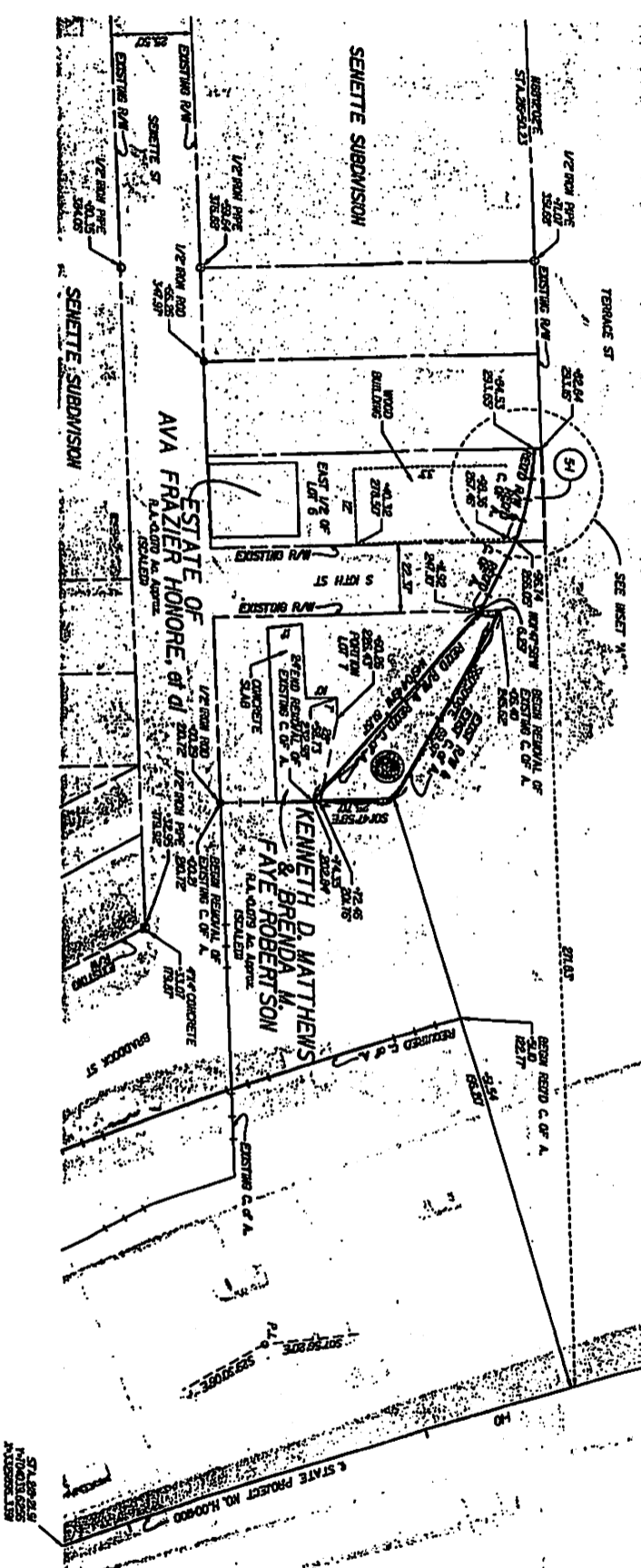
S:\aurovproj\Inroads Survey\31728 4 II.004100 I-10 IA 415 to Rason on I-10 and I-12 ROW Maps\Drawings\II004100 BASE ROW Sheet 05.dgn

3/28/2023

12:28

NOTES:  
 1. ALL PASSES AND DIMENSIONS SHOWN HEREON WERE FOUND.  
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LUISIANA STATE U CONTS APP LONGMAN STATE U CONTS APP 1983 EPOCH 300,000 USE OF "AS BUILT" DIMENSIONS TO THESE BEARINGS.  
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 4. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 6. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 7. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 8. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 9. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.  
 10. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES TO CENTER DISTANCES DERIVED FROM THE COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE 1"=40' OR AS SHOWN.

GREENSBURG LAND DISTRICT  
 TTS - ROW  
 SECTION 50



PARCEL	OWNER	ACQUISITION	AREA	AREA
5-2	KENNETH D. MATTHEWS & BRENDA M. FAVE ROBERTSON	086 235 090 0239	JULY 12, 2009	0.022 AC
5-1	ESTATE OF AVA FRAZIER HONORE, et al	086 682 090 0317	AUGUST 27, 2009	0.003 AC

LEGEND

- EXISTING R/W
- REMOVED R/W
- RIGHT OF WAY LINE
- EXIST. C.O.A.
- REMOVED C.O.A.
- CONTROL OF ACCESS
- EXIST. R/W & EXIST. C.O.A.
- REMOVED R/W & REMOVED C.O.A.
- RIGHT OF WAY & CONTROL OF ACCESS
- RIGHTS OF CONSTRUCTION
- LOT LINE
- APPLICANT PROPERTY LINE
- EXISTING SERVICE LINE
- SECTION LINE

DATE DATA  
 PL STA. 27+44.55  
 PLYMOUTH 27+44.55  
 KALISPELL 27+44.55  
 A 27+13.97 LT.  
 D 27+27.52  
 F 27+11.17  
 R 27+29.27



03/23/23	REVISED SECTION LABELS	CAJ		RIGHT OF WAY MAP STATE PROJECT NO. H004100 I-10 IA 415 TO RASON ON I-10 AND I-12 PHASE II WEST OF WASHINGTON STREET TO STEVEN LANE EAST BATON ROUGE PARISH		COMPUTER	CAJ	PARISH	EAST BATON ROUGE	
03/23/23	REVISED REMAINING AREA TO PARENT LOT OF PARCEL 5-2	CAJ				DRAWN	THI	CONTROL	SECTION	450-10
03/23/23	REVISED OWNERSHIP OF PARCELS 5-1 & 5-2	CAJ				CHECKED	CAJ	STATE	PROJECT	H.004100

Final Right of Way Map

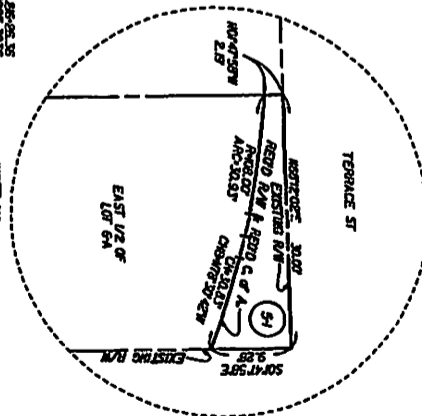
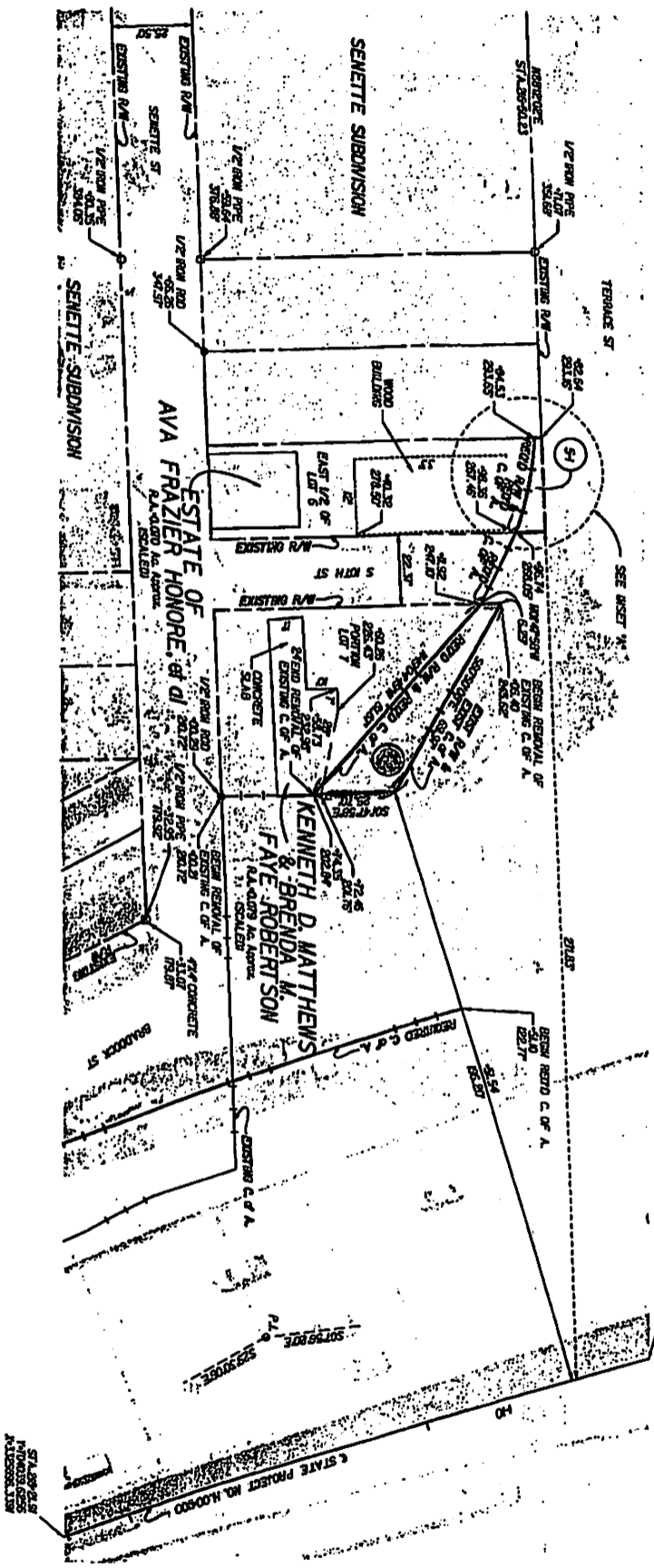
S:\survproj\Inroads Survey\31728 4 H.004100 I-10 LA 415 to Essen on I-10 and I-12 ROW Maps\Drawings\H004100 RASF ROW Sheet 05.dgn

3/28/2023

12:28

- NOTES:
1. ALL PINS AND MONUMENTS SHOWN HEREIN WERE FOUND.
  2. THE CORNER AND BOUNDARY LINE RELATIONS SHOWN HEREIN ARE BASED ON THE CORNER AND BOUNDARY LINE RELATIONS SHOWN ON THE ORIGINAL SURVEY MAPS TO WHICH THIS SURVEY IS REFERRED.
  3. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  4. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  5. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  6. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  7. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  8. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  9. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  10. DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.

GREENSBURG LAND DISTRICT  
TTS - ROW  
SECTION 50



PARCEL	OWNER	ACQUISITION	AREA	AREA
5-2	KENNETH D. MATTHEWS & BRENDA W. FAYE & ROBERTSON	086 235 09X 0238	JULY 12, 1991	0.022 AC.
5-1	ESTATE OF AVA FRAZIER HONORE, et al	086 682 09X 0297	AUGUST 21, 2009	0.003 AC.

LEGEND

- EXISTING R/W
- RESERVED R/W
- RIGHT OF WAY LINE
- EXISTING E.O.A.
- RESERVED E.O.A.
- CONTROL OF ACCESS
- EXISTING R/W & E.O.A.
- RESERVED R/W & E.O.A.
- RIGHT OF WAY & CONTROL OF ACCESS
- LOT LINE
- APPROXIMATE PROPERTY LINE
- SECTION BOUNDARY LINE
- SECTION LINE

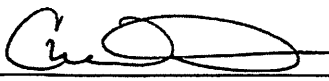
CRANE DATA  
 PL STA 27+4.5  
 P+1=27+4.5  
 P+2=27+4.5  
 P+3=27+4.5  
 P+4=27+4.5  
 P+5=27+4.5  
 P+6=27+4.5  
 P+7=27+4.5  
 P+8=27+4.5  
 P+9=27+4.5  
 P+10=27+4.5



03/23/23	REVISED SECTION LABELS	CAJ		RIGHT OF WAY MAP STATE PROJECT NO. H004100 I-10 LA 415 TO ESSEN ON I-10 AND I-12 PHASE 1: WEST OF WASHINGTON STREET TO ESSEN LANE EAST BATON ROUGE PARISH		COMPUTER CHECKED	CAJ	PARISH	EAST BATON ROUGE
03/23/23	REVISED REMAINING AREA TO PARENT LOT OF PARCEL 5-2	CAJ				DETAILED CHECKED	THI	CONTROL SECTION	450-10
03/23/23	REVISED OWNERSHIP OF PARCELS 5-1 & 5-2	CAJ				DATE	06/06/2022	STATE PROJECT	H.004100

CERTIFICATE  
ON  
LOCATION AND DESIGN

We hereby certify that the location and design of the improvements proposed within STATE PROJECT NO. H.004100, F.A.P. NO. H004100, I-10: LA 415 TO ESSEN LANE ON I-10 AND I-12, PHASE 1: WEST OF WASHINGTON STREET TO ESSEN LANE, FINAL R/W AND C OF A, ROUTE LA I-10, WEST AND EAST BATON ROUGE PARISH, are in accordance with the best modern practices adopted in the interest of the safety and convenience of the traveling public.

  
CHAD WINCHESTER, P.E.  
DOTD CHIEF ENGINEER

11/14/23  
DATE

  
ROBERT ISEMANN, P.E.  
ROAD DESIGN ENGINEER

11/8/23  
DATE

  
MARK BUCCI, P.E.  
BRIDGE DESIGN ENGINEER

11/14/2023  
DATE

Parcel No.5-2  
S. P. No. H.004100

CERTIFICATE  
OF  
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 5-2, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND	<u>\$2,812</u>
DAMAGES	<u>\$8,603</u>
ADDITIONAL COMPENSATION	<u>          </u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$11,415</u>

Methodology Used:

- X   1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

Joel M. Picou  
4735 Perkins Rd  
Baton Rouge, LA 70808

Qualifications:

- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- X   4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Baton Rouge, Louisiana, 70817, June 21,2023



JOEL M PICOU  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G1239

Total Approved Amount of Compensation to the full  
extent of the owner's loss \$ 11,415.00

Heather Corsetino 11/17/23  
HEATHER CORSENTINO Date

Assistant R/E Administrator,  
Department of Transportation and  
Development, State of Louisiana

Parcel No. 5-2  
S. P. No. H.004100

CERTIFICATE  
OF  
ESTIMATE OF COMPENSATION

I, the undersigned, hereby certify that I have made a careful investigation of the property identified as Parcel Number(s) 5-2, and its (their) remainder(s) which is the subject matter of this estimate, that I am familiar with land values in the vicinity, and that I estimate the compensation to be as follows:

VALUE OF LAND	<u>\$ 2,879</u>
DAMAGES	<u>\$ 6,883</u>
ADDITIONAL COMPENSATION	<u>\$ 0</u>
TOTAL ESTIMATE OF COMPENSATION	<u>\$ 9,762</u>

Methodology Used:

- 1. Sales Comparison Approach
- 2. Cost Approach
- 3. Income Capitalization Approach

Woodrow C. Crochet III, MAI, CCIM  
1 Galleria Blvd., Suite 1900  
Metairie, LA 70001


Qualifications:

- 1. Designated Appraiser
- 2. Candidate for Designation
- 3. Louisiana Certified Residential Real Estate Appraiser
- 4. Louisiana Certified General Real Estate Appraiser
- 5. Right of Way Appraiser in the regular employ of the Department

Metairie, Louisiana, June 21, 2023.

  
\_\_\_\_\_  
LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER  
CERTIFICATE NO. G2835

Total Approved Amount of Compensation to the full  
extent of the owner's loss \$ 11,415.00

  
\_\_\_\_\_  
HEATHER CORSENTINO 11/17/23  
Date  
Assistant R/E Administrator,  
Department of Transportation and  
Development, State of Louisiana

NINETEENTH JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA

DOCKET NO.: \_\_\_\_\_

DIV./SEC. NO.: \_\_\_\_\_

STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT

VERSUS

KENNETH MATTHEWS, ET AL

FILED: \_\_\_\_\_

\_\_\_\_\_  
CLERK OF COURT

---

NOTICE

---

THE STATE OF LOUISIANA

TO: KENNETH MATTHEWS  
1364 Havenwood Dr.  
Baton Rouge, LA 70815

Pursuant to an Order issued by a Judge of the Nineteenth Judicial District Court of the State of Louisiana for the Parish of East Baton Rouge on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in the above numbered and entitled cause on petition of the State of Louisiana, Department of Transportation & Development, a duly certified copy of which Petition and Order is hereunto annexed to be served on you herewith, notice is hereby given of the expropriation of the property described in said Petition and of the deposit into the Registry of this Honorable Court of the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, a certified copy of the Receipt for such deposit being annexed hereunto to be served on you herewith:

YOU ARE HEREBY SUMMONED to comply with the demand contained in that Petition or to deliver your answer to the Petition to the office of the Clerk of the Nineteenth Judicial District Court at the East Baton Rouge Parish Courthouse **within one (1) year** from the date you are notified by the Louisiana Department of Transportation & Development that it has finally accepted the construction of the highway project for which the property was expropriated, in accordance with LA R.S. §48:450.

If you desire to contest the validity of the taking on the ground that the property was not expropriated for a public use or on the ground that the Petition and exhibits do not satisfy the provisions contained in LA R.S. §§48:442 through 444, you are required to file a Motion to Dismiss on that ground **within twenty (20) days** after the service hereof, in accordance with LA R.S. §48:447.

By order of an Honorable Judge of the Nineteenth Judicial District Court for the Parish of East Baton Rouge, State of Louisiana.

Signed and delivered to the Sheriff of East Baton Rouge Parish this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2023.

---

DEPUTY CLERK OF COURT  
19<sup>TH</sup> JUDICIAL DISTRICT COURT

NINETEENTH JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA

DOCKET NO.: \_\_\_\_\_ DIV./SEC. NO.: \_\_\_\_\_

STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT

VERSUS

KENNETH MATTHEWS, ET AL

FILED: \_\_\_\_\_  
CLERK OF COURT

NOTICE

THE STATE OF LOUISIANA

TO: BRENDA FAYE M. ROBERTSON  
1364 Havenwood Dr.  
Baton Rouge, LA 70815

Pursuant to an Order issued by a Judge of the Nineteenth Judicial District Court of the State of Louisiana for the Parish of East Baton Rouge on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in the above numbered and entitled cause on petition of the State of Louisiana, Department of Transportation & Development, a duly certified copy of which Petition and Order is hereunto annexed to be served on you herewith, notice is hereby given of the expropriation of the property described in said Petition and of the deposit into the Registry of this Honorable Court of the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, a certified copy of the Receipt for such deposit being annexed hereunto to be served on you herewith:

YOU ARE HEREBY SUMMONED to comply with the demand contained in that Petition or to deliver your answer to the Petition to the office of the Clerk of the Nineteenth Judicial District Court at the East Baton Rouge Parish Courthouse **within one (1) year** from the date you are notified by the Louisiana Department of Transportation & Development that it has finally accepted the construction of the highway project for which the property was expropriated, in accordance with LA R.S. §48:450.

If you desire to contest the validity of the taking on the ground that the property was not expropriated for a public use or on the ground that the Petition and exhibits do not satisfy the provisions contained in LA R.S. §§48:442 through 444, you are required to file a Motion to Dismiss on that ground **within twenty (20) days** after the service hereof, in accordance with LA R.S. §48:447.

By order of an Honorable Judge of the Nineteenth Judicial District Court for the Parish of East Baton Rouge, State of Louisiana.

Signed and delivered to the Sheriff of East Baton Rouge Parish this \_\_\_\_\_ day of \_\_\_\_\_ in the year 2023.

DEPUTY CLERK OF COURT  
19<sup>TH</sup> JUDICIAL DISTRICT COURT



NINETEENTH JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA

DOCKET NO.: \_\_\_\_\_ DIV./SEC. NO.: \_\_\_\_\_

STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT

VERSUS

KENNETH MATTHEWS, ET AL

FILED: \_\_\_\_\_  
CLERK OF COURT

ORDER OF EXPROPRIATION

The petition, exhibits and premises considered:

IT IS HEREBY ORDERED that the STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION & DEVELOPMENT ("Petitioner"), deposit in the Registry of the Court, for the use and benefit of the person or persons entitled thereto, the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars.

IT IS HEREBY FURTHER ORDERED that the full ownership of the property described below, subject to the reservation in favor of Defendants, KENNETH MATTHEWS and BRENDA FAYE M. ROBERTSON, of all oil or gas located under the property described below, or the royalties therefrom, in accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas lease, such reservation of mineral rights being imprescriptible as authorized by LA R.S. 31:149, is expropriated and taken for highway purposes as of the time of such deposit, according to law, for the I-10: LA 415 to Essen Lane on I-10 and I-12, Phase 1: West of Washington Street to Essen Lane, State Route: I-10, being State Project No. H.004100, which will be a controlled-access facility with no right of access to, from or across said facility to or from abutting lands except at the designated points at which access is permitted from time to time and upon the service, frontage or access roads provided, as more fully shown on "Exhibit P-3", in globo, filed herein, said property being described as follows, to-wit:

Page 1 of 2 Pages

*John Swearington*



Certified True and  
Correct Copy  
CertID: 2023112900683

East Baton Rouge Parish  
Deputy Clerk Of Court

Generated Date:  
11/29/2023 1:29 PM

One (1) certain tract or parcel of land, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and in Section 50, Township 7 South, Range 1 West, Greensburg Land District, identified as Parcel No. 5-2, on a white print of a plat of survey, consisting of Sheet No. 5, made by Carl A. Jeansonne, Registered Land Surveyor, dated August 8, 2022, revised, annexed to the above numbered and entitled suit, said tract or parcel being outlined in red and being more particularly described in accordance with said plat of survey.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 5-2:


From a point on the centerline of State Project No. H.004100, at Highway Survey Station 216+51.54, proceed S73°31'00"W a distance of 196.20 feet to the point of beginning; thence proceed S01°47'58"E a distance of 25.70 feet to a point and corner; thence proceed N49°04'49"W a distance of 81.67 feet to a point and corner; thence proceed N01°47'58"W a distance of 6.29 feet to a point and corner; thence proceed S60°50'08"E a distance of 69.97 feet to the point of beginning. All of which comprises Parcel 5-2 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 959.7 square feet or 0.022 acres.

IT IS HEREBY FURTHER ORDERED that this matter be tried by jury upon Petitioner making a cash deposit in accordance with LA C.C.P. Article 1734.1. Upon the setting of this matter for trial, the Court shall fix the amount due and the time of said deposit, which time shall be no later than thirty (30) days prior to trial.

IT IS HEREBY FURTHER ORDERED that this Order of Expropriation be recorded in the conveyance records of East Baton Rouge Parish.

IT IS HEREBY FURTHER ORDERED that Defendants, KENNETH MATTHEWS and BRENDA FAYE M. ROBERTSON, vacate the above-described property and surrender possession thereof unto Petitioner immediately upon the deposit of the estimated compensation into the Registry of the Court.

Baton Rouge, Louisiana, this 27 day of November, 2023.

  
\_\_\_\_\_  
JUDGE | 19<sup>TH</sup> JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE | STATE OF LOUISIANA  
Judge Kelly Balfour

Page 2 of 2 Pages





Certified True and  
Correct Copy  
CertID: 2023112900683

East Baton Rouge Parish  
Deputy Clerk Of Court

Generated Date:  
11/29/2023 1:29 PM

NINETEENTH JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA

DOCKET NO.: \_\_\_\_\_ DIV./SEC. NO.: \_\_\_\_\_

STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT

VERSUS

KENNETH MATTHEWS, ET AL

FILED: \_\_\_\_\_  
CLERK OF COURT

RECEIPT

HONORABLE J. DOUGLAS "DOUG" WELBORN, CLERK OF COURT

TO

STATE OF LOUISIANA,  
DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

In the cause entitled "STATE OF LOUISIANA, DEPARTMENT OF  
TRANSPORTATION & DEVELOPMENT VS. KENNETH MATTHEWS, ET AL," No.  
740,897 of the docket of said Court, the State of Louisiana seeks the expropriation of the  
full ownership of the property described below, subject to the reservation in favor of the owners  
of all oil or gas located under the property described below, or the royalties therefrom, in  
accordance with law, and subject to any existing oil or gas reservation or to any existing oil or gas  
lease, for the project set forth in the petition, said property being described as follows, to-wit:

One (1) certain tract or parcel of land, and all of the rights, ways, privileges,  
servitudes and advantages thereunto belonging or in anywise appertaining, situated  
in the Parish of East Baton Rouge, State of Louisiana, and in Section 50, Township  
7 South, Range 1 West, Greensburg Land District, identified as Parcel No. 5-2, on  
a white print of a plat of survey, consisting of Sheet No. 5, made by Carl A.  
Jeansonne, Registered Land Surveyor, dated August 8, 2022, revised, annexed to  
the above numbered and entitled suit, said tract or parcel being outlined in red and  
being more particularly described in accordance with said plat of survey.

REQUIRED IN FULL OWNERSHIP

PARCEL NO. 5-2:

From a point on the centerline of State Project No. H.004100, at

Highway Survey Station 216+51.54, proceed S73°31'00"W a distance of 196.20 feet to the point of beginning; thence proceed S01°47'58"E a distance of 25.70 feet to a point and corner; thence proceed N49°04'49"W a distance of 81.67 feet to a point and corner; thence proceed N01°47'58"W a distance of 6.29 feet to a point and corner; thence proceed S60°50'08"E a distance of 69.97 feet to the point of beginning. All of which comprises Parcel 5-2 as shown on Sheet 5 of the Right of Way Plans of State Project No. H.004100, and contains an area of approximately 959.7 square feet or 0.022 acres.

In accordance with an Order of the Court signed herein, the Department of Transportation & Development, on behalf of the State of Louisiana and of itself, has this day paid into the Registry of the Court the sum of Eleven Thousand Four Hundred Fifteen and 00/100 (\$11,415.00) Dollars in cash, lawful current money of the United States of America, by delivering said sum to the said Clerk of Court, who acknowledges receipt of said sum and declares that same has been placed in the Registry of the Court.

Signed at Baton Rouge, Louisiana, this 28th day of November, 2023.



---

DEPUTY CLERK OF COURT  
19<sup>TH</sup> JUDICIAL DISTRICT COURT  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA